



## 182 Deerpark Road , Belfast, BT14 7PY

**Offers Around £195,000**

Unique Modernised And Extended Period Semi Detached Villa With Balcony Within A Sought After Tree Lined Avenue.

Holding a prime position within this highly regarded and much sought after residential location with delightful aspect this attractive extended period semi detached villa has been modernised and extended in past years. The richly appointed interior comprises 3 bedrooms, master bedroom with balcony, lounge into bay, extended luxury fitted kitchen with dining area, sunroom and modern white bathroom suite. The dwelling further offers downstairs furnished cloakroom, gas central heating, uPvc double glazed windows, excellent energy rating, replacement rainwater goods and extensive use of wood laminate and ceramic floor coverings. Holding a prime position this dwelling will impress all who view with off street car parking and private hard landscaped gardens the property is conveniently positioned to excellent local shopping, leading schools and public transport - Early viewing is highly recommended for this unique family home.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

# 182 Deerpark Road , Belfast, BT14 7PY



- Unique Extended Period Semi Detached Villa
- Extended Kitchen With Dining
- Upvc Double Glazed windows
- Off Street Carparking
- 3 Bedrooms Master With Balcony
- Modern White Bathroom Suite
- Replacement Rainwater Goods
- Lounge Sunroom
- Gas Central Heating
- Private Hard Landscaped Gardens

## Entrance Hall

Composite double glazed entrance door, ceramic tiled floor, panelled radiator, tiled walls, recessed lighting, double panelled radiator, wood laminate floor.

## Furnished Cloakroom

White suite comprising low flush wc, pvc panelled walls, ceramic tiled floor.

## Lounge

18'5" x 10'3" into bay (5.63 x 3.14 into bay) Wood laminate floor, double panelled radiator, wall mounted electric fire.

## Extended Kitchen

18'4" x 14'11" at widest (5.59 x 4.55 at widest) Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in oven, 4 ring gas hob, canopy extractor fan, plumbed for washing machine, fridge freezer space, partly

## Sunroom

Upvc double glazed patio doors to patio, wood laminate floor.

## First Floor

Landing.

## Bathroom

Fully tiled modern white bathroom suite comprising panelled bath, telephone handset shower, shower screen, pedestal wash hand basin, low flush wc, ceramic tiled floor, panelled radiator.

## Bedroom

10'2" x 9'9" (3.10 x 2.99) Panelled radiator, french style double doors to covered veranda.

## Bedroom

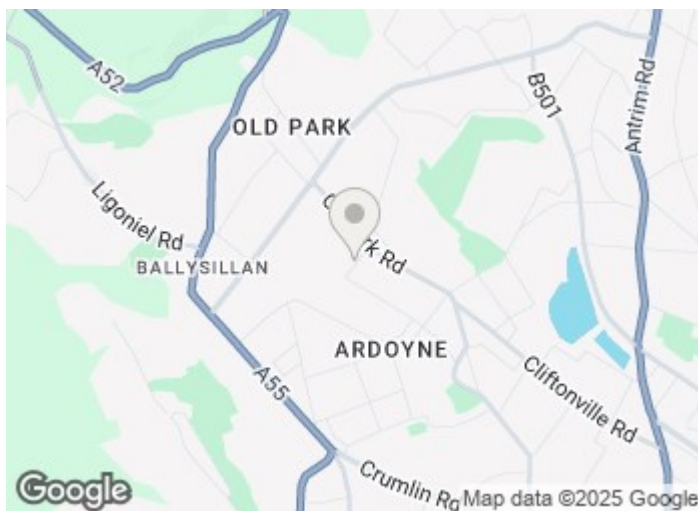
9'8" x 9'11" (2.96 x 3.03) Wood laminate floor, panelled radiator.

## Bedroom

6'11" x 6'5" (2.12 x 1.98) Panelled radiator.

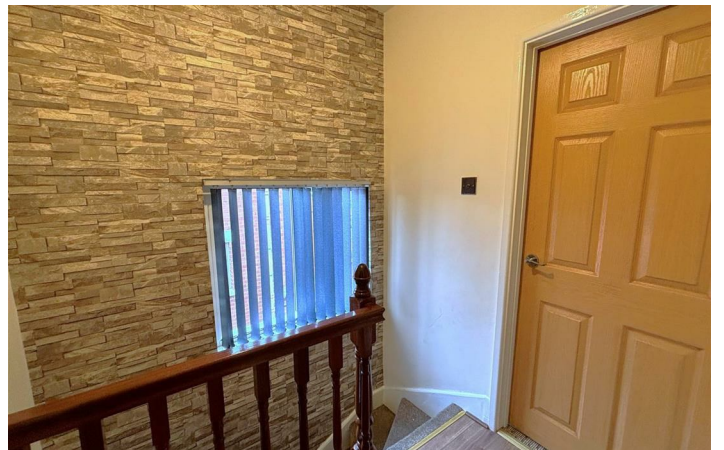
## Outside

Off street parking. Hard landscaped gardens front and rear via ornate gate, feature patio to rear, outside light and tap.



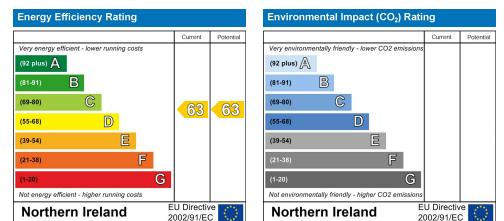
## Directions





# Floor Plan

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